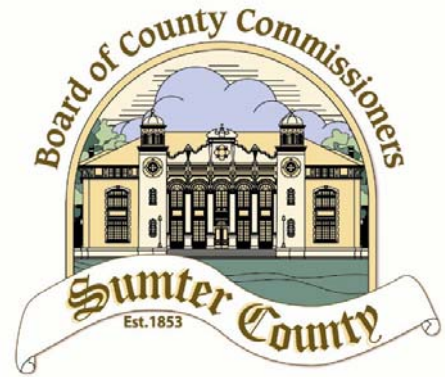


Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **November 27, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Jennifer Kitchens-Deputy Clerk, Dale Parrett-Public Works, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Brad Cornelius-Planning Manager, Dan Hickey-Villages Fire Safety, Lee Hawkins-Attorney, Karen Parker-Secretary, and Bill Stevens-Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mr. Cornelius made a motion to approve the minutes from November 13, 2006. Mrs. Keenum seconded the motion and the motion carried.

Mr. Springstead joined the Committee as County Engineer for the Villages projects

NEW BUSINESS:

VOS – Unit 131 – Major Development – Final Plat Review

Bill Bowsky, Farner, Barley and Associates, Inc., was present and requested final plat approval to develop a 209-lot/1-tract subdivision. Mr. Bowsky stated all comments were received except comments from the Recording Department and the surveyor. Mrs. Parker stated comments from the Recording Department and the surveyor are forthcoming and will be forwarded upon receipt. Mr. Cornelius, Mrs. Keenum, Ms. Kitchens, Mr. Lukert, Mr. Hawkins, Mr. Hickey, and Public Works had no comments. Engineering's comment consisted of providing an easement between Lots 16 & 17 for water main and irrigation as shown on the engineering plan.

Mr. Cornelius moved to approve the final plat subject to all comments being addressed on the mylar and any comments received from the Recording Department and the surveyor. Mrs. Keenum seconded the motion and the motion carried.

VOS – Colonial Bank – Major Development – Preliminary & Engineering Review

Lee Clymer, Farner, Barley and Associates, Inc., was present and requested preliminary and engineering approval to construct a 3,624 square foot bank with paved parking and a stormwater system. Mrs. Parker stated Mrs. Webb's comments consisted of providing the property dimensions on the site plan, labeling the directional arrow on Sheet 4, labeling the Point of Beginning and Point of Commencement, listing the projected number of employees, clarifying the total number of parking spaces provided, providing authorization to develop beyond the property boundaries, providing an additional "Do Not Enter" sign at the one-way drive aisle and Colony Boulevard entrance drive, and labeling all proposed signs as stop signs/do not enter signs or provide a sign legend. Mr. Cornelius, Mrs. Keenum, Ms. Kitchens, Mr. Lukert, and Mr.

Hawkins had no comments. Mr. Hickey inquired as to the entrance width on CR 466A and Colony Boulevard. Mr. Clymer stated the entrance width of CR 466A is 16' and the entrance width of Colony Boulevard is 30'. Engineering comments consisted of revising the turn radius into the drive thru to meet the Land Development Regulations, providing a joint access agreement for construction on the adjacent lot, and providing a copy of all required regulatory agency permits. Public Works comments consisted of providing a right turn only sign on CR 466A and a directional arrow sign on the return loop.

Mr. Cornelius moved to approve the preliminary and engineering plans subject to all comments being addressed on the revised plans. Mr. Stevens seconded the motion and the motion carried.

VOS – Charter School Expansion West Phase II – Major Development – Preliminary & Engineering Review

Jeff Head, Farner, Barley and Associates, Inc., was present and requested preliminary and engineering approval to expand the student drop-off/pick up areas to provide bypass capabilities and additional car storage/stacking, and improve Village Campus Circle to the proposed Tatonka Terrace drive connection in order to provide a traffic light and traffic control. Mrs. Parker stated Mrs. Webb's comments consisted of removing all site data from Sheet 4 not relating to the road improvements, correcting the vicinity map to 1" equals ½ mile, correcting the reference to the latest construction details manual, providing a legal description that matches the site plan, clarifying the owner on the cover sheet and on Sheet 4, and correcting the project name on Sheets 2-E1 from Phase V to Phase II. Mr. Cornelius, Mrs. Keenum, Ms. Kitchens, Mr. Lukert, and Mr. Hawkins had no comments. Mr. Hickey's comments were regarding the relocation of the fire hydrant on page 5 and emergency access to the Life Enrichment Center. Mr. Hickey requested the fire hydrant be located at the edge of the island. Mr. Head stated he will meet with Mr. Hickey concerning the emergency access to the Life Enrichment Center. Engineering comments consisted of indicating the traffic patterns at the gore area west of the existing charter middle school, adding additional signage, and providing a copy of all required regulatory agency permits. Mr. Head stated he will provide Mr. Springstead with a copy of the traffic circulation data. Public Works comments were regarding whether the primary left turn lane is sufficient for peak traffic, the striped gore area on CR 466 southbound to the eastbound being striped out, labeling error on Sheet 5, and an inquiry regarding a turn lane from the eastbound to the northbound being required. Mr. Head stated he will provide documentation for the traffic count, research the striped gore area on CR 466 southbound to eastbound, and the primary left turn lane being sufficient during peak traffic.

Mr. Cornelius moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans, including the emergency access to the Life Enrichment Center for fire services, and providing information to the County Engineer and Public Works concerning the traffic circulation. Mr. Lukert seconded the motion and the motion carried.

Mr. Springstead excused himself from the meeting.

Mr. Ginn joined the Committee as County Engineer for the Non-Villages projects

Maricamp, LLC/Bison View – Master Plan Review

David Tillman and Jim Bailey, Tillman and Associates Engineering, LLC, were present and requested master plan approval to develop a 242-unit subdivision, which will consist of town homes and single family homes. Mrs. Parker stated Mrs. Webb's comments consisted of providing a vicinity map at a scale of no less than ½" equals ½ mile, providing a formal gopher tortoise survey, providing a 20' buffer on the eastern property boundary, providing Type C

screening along the perimeter of the property, labeling the surrounding properties as platted or un-platted, providing the types of uses proposed for the parks, listing whether the open space is active or passive and the percentage of each, listing all permitting agencies on the plans, stating who will be responsible for all open areas/DRA/screening/parks, indicating if there will be a Home Owner's Association or deed restrictions, indicating if there will be any proposed signs for the subdivision, indicating if the zoning for the area located south of the DRA/east of CR 103/north of the dashed line is zoned RPUD, and relocating the road above units 104 & 105 out of the buffer area. Mrs. Parker announced Fire Services stated the plans are acceptable as submitted and requested a meeting with the developer prior to development to get more detailed information concerning separation between the town homes, water supply, and turning radii. Mrs. Parker stated Environmental Health's comment inquired whether this project is outside the City of Wildwood's utility service area. Mr. Tillman will provide a letter from the City of Wildwood stating they will provide utilities. Mr. Cornelius' comments were regarding the landscape buffer along CR 103 and whether there would be internal sidewalks. Mrs. Keenum suggested Mr. Tillman contact the GIS Department to obtain road names. Ms. Kitchens and Mr. Hawkins had no comments. Mr. Lukert inquired as to the building start date for this project and requested to review the products that would be used for building the town homes. Mr. Tillman stated the start date for construction of the project would be the 2nd or 3rd quarter of 2007. Engineering comments consisted of providing more than one point of ingress/egress to the project, placing a 12' wide entrance road to the project, providing a copy of the traffic study, relocating the western DRA to the northwest corner of the property, relocating the town home roadway above units 104 & 105 out of the buffer area, including the minimum lot size within the table, including the maximum building height within the table, adding a 25' buffer on the east side of the property adjacent to the A5 zoned property and extending it northward on the east side of the DRA, and delineating between passive and active open space within the table and on the plans. Public Works comments consisted of showing the proposed right of way on CR 103 and adding right of way fillets to the 90 degree connection to the driveway.

Mr. Cornelius made a motion to forward a recommendation of approval of the master plan to the Zoning and Adjustment Board subject to all comments being addressed on the revised plan and a resolution being met in regards to the ingress/egress comment submitted to the Committee no later than Wednesday, November 29, 2006. Mr. Lukert seconded the motion and the motion carried.

Michael's Floor Covering – Major Development – Preliminary & Engineering Review

There was no one present at the meeting to represent this project.

Mr. Ginn moved to table this project until a later date. Mr. Stevens seconded the motion and the motion carried.

There will be no meeting on December 4, 2006; therefore, the next meeting is scheduled for December 11, 2006.

Mr. Ginn moved to adjourn. Mr. Cornelius seconded the motion and the motion carried.

Meeting adjourned at 2:50 p.m.